

# NRAS Property Locations

## Units - Salisbury (Brisbane) *NRAS APPROVED*



**\$389,000 approx. rent \$410**

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These modern two bed units are situated only 9km South of Brisbane's CBD in the suburb of Salisbury. The 71m<sup>2</sup> air-condition units are equipped with stone bench tops, stainless steel appliances, security screens and easy access to the undercover parking. The grounds will be beautifully landscaped and include an in ground pool, tennis court and covered gazebos. Living in Salisbury offers easy access to the city, varied recreational facilities, employment, education and public transport.

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## Townhouse - Redbank Plains *NRAS APPROVED*



**\$334,000 - \$336,000 approx. rent \$320**

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Blaxland Terraces is nestled within the vibrant suburb of Redbank Plains only 12km from Ipswich CBD. Ipswich is quickly becoming one of the most important areas of Southeast Queensland and is an essential part of region's future growth. Ipswich CBD is undergoing a master planning exercise a the renown town planning firm. The final size of the planned CBD area is planned to be twice the size of Brisbane or Sydney and will include world class technology infrastructure and health facilities. These amenities will be essential to support the

population explosion that is anticipated to last two decades in the region. Springfield already boasts a university and TAFE campus and the Orion shopping centre, which is planned to be one of the largest retail precincts in Australia once all of its stages are complete. These built three beds, two baths, and single lock up garage town houses include stainless steel appliances, dishwasher, ceiling fans to bedrooms and living areas plus split air conditioning system in both the main bedroom and lounge/dining area.

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**Townsville *NRAS APPROVED***



**\$398,000 - \$406,000 approx. rent \$360-\$380**

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This is major master-planned development in which modern families will enjoy contemporary living at its very best. These ultra modern 176m<sup>2</sup> turnkey house and land packages consist of three beds, two baths, double lock up garage situated on landscaped blocks ranging from 536m<sup>2</sup> to 603m<sup>2</sup>. The homes are fully equipped with stainless steel appliances, ceiling fans to all bedrooms and living areas and split air conditioner system to the main living areas and master bedroom. The estate is designed to focus on Townsville's growing population. Providing an enviable lifestyle just 20km south of the Townsville CBD River Parks will be home to approximately 1,000 families surrounded by sculptured landscaping, promenades of trees, abundant parklands, open spaces, walking and cycling tracks, a neighborhood convenience store and a beautiful park side cafe for residents.

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**Townhouse - Calamvale *NRAS APPROVED***



**\$379,000 - \$395,000 approx. rent \$370**

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A village style, master community development of 43 three bedroom townhouses set in landscaped surrounds in the young and go-ahead Calamvale suburb. The two level townhouses include double car garages, two bathrooms including en-suite to master bedroom, two split air-conditioning system, stainless steel appliances and vertical blinds. The suburb has everything needed for growing families with parks and parklands as well as a choice of shopping centres, restaurants, takeaways and entertainment venues. Stock on the park is 5 minutes from the Gate Motorway directly linking northern suburbs and the Sunshine Coast and three minutes to the Logan Motorway linking Ipswich and the Gold Coast.

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#### 4 Bedroom House - Marsden *NRAS APPROVED*



**\$402,500 approx. rent \$370**

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These 4 beds 2 baths double lock up garage family homes are located in the suburb of Marsden. Marsden is bordered by major roads and is within easy commuting distance of the Brisbane CBD and the Gold Coast by road, rail and bus. Nearby Logan City, offers significant employment opportunities with more than 7000 businesses. The suburb is within easy access of public transport, schools, childcare centres, and medical centres and of a number of shopping facilities. Marsden has plenty of green, wide open spaces for recreational pursuits.

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#### 3 Bedroom House - Redbank Plains *NRAS APPROVED*



**\$359,900 approx. rent \$300**

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These modern house and land packages are located in Redbank Plains 12km out of Ipswich CBD. Ipswich is quickly becoming one of the most important areas of Southeast Queensland and is an essential part of region's future growth. Ipswich CBD is undergoing a master planning exercise a the renown town planning firm. The final size of the planned CBD area is planned to be twice the size of Brisbane or Sydney and will include world class technology infrastructure and health facilities. These amenities will be essential to support the population explosion that is anticipated to last two decades in the region. Springfield already boasts a university and TAFE campus and the Orion shopping centre, which is planned to be one of the largest retail precincts in Australia once all of its stages are complete.

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### Units - Armidale *NRAS APPROVED*



**\$125,000 net rent. \$114 - \$118**

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•This Village is a Strata Titled Village and residents must be over 55 or on a pension. •There is no covenant on the title – it is a Bylaw requirement. •In all other respects it is a standard Strata Titled Investment •The current Body Corporate is \$41pw – this may increase a small amount at the next AGM on October 31 •All units are let and are easy to let when available – due to the very low NRAS rent. •Electricity Meters are about to be installed and there will be a special levy to pay for that – Crownhall will pay that and any excess electricity charges until the meters are installed. •Each unit attracts the full \$9,524 p.a. tax free NRAS incentive and currently have 8 years to run. •This means that in addition to the rent each unit gets another \$183 pw – tax free but in arrears annually •The Units are within a well established Village in a Market Area with Good Demand. •The units on offer are projected to make significant returns. •The NRAS factor adds a level of certainty not normally available. •Rents (higher than CPI annually) offer the opportunity for increasing future returns.

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### Pimpama *NRAS APPROVED*



**\$393,000 - \$430,000 approx. rent \$360-\$400**

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Pimpama may be rural in nature however the development has easy access to the Pacific Motorway, being 40 minutes from Brisbane CBD and 20km North of Surfers Paradise. This subdivision has been carefully planned to ensure existing and future needs. The planned Coomera Town Centre along with Theme Parks, Schools, Shopping, Jacobs Well Marina, Transport and the famous Gainsborough Greens Golf Course are located in close proximity. This amazing subdivision consists of a modern diverse mix of units, townhouses, duplexes and residential housing ranging from 158spm through to 200spm. The ultra modern dwellings are complete with stainless steel appliances, air conditioning, ceiling fans in all bedrooms, built in robes, fly screens and landscaping.

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### **3 Bedroom Villas - Kingaroy *NRAS APPROVED***



**\$293,000 approx. rent \$290 - \$300**

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Kingaroy is located 210 km northwest of Brisbane and is the largest town in the South Burnett region. The region is popular with families and as it is the region's commercial centre; it has all the services, shopping facilities, schools, sporting grounds and industries. These brand new homes ranging from 182m<sup>2</sup> to 198m<sup>2</sup> are situated on large block sizes from 726m<sup>2</sup> to 743m<sup>2</sup>.

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### **Townhouse - Raceview (Ipswich) *NRAS APPROVED***



**\$324,900 approx. rent \$320**

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The Ipswich suburb of Raceview is located only a short drive from the Ipswich CBD, shopping centres, schools, medical and social infrastructure and transport and entertainment precincts. It's perfectly positioned for those working in Ipswich or Brisbane with access to the Cunningham highway and Brisbane Road providing direct access to Brisbane. The stylish 140sqm three bedroom townhouses are complete with ceiling fans and air conditioning, stainless steel appliances, stone bench tops, lock up garage with remote access and shared in ground pool with gazebo and BBQ area.

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**Townhouse - Morayfield *NRAS APPROVED***



**\$317,750 approx. rent \$290**

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This complex offers practical two bedrooms plus study Townhouses set in landscaped gardens. Designed to suit couples and families, working in the growing Caboolture region, or commuting to Brisbane by train or road. Brilliant central Morayfield location – with an easy walk to schools, shops, parks and entertainment areas. Great investment opportunity for stable rental income and capital growth!

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**Townhouse - Toowoomba *NRAS APPROVED***



**\$325,000 net rent. \$256 - \$262**

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Located only five minutes from Toowoomba CBD, walking distance to major shopping centre and surrounded by parkland, natural springs and walking tracks the secure front complex ensures exclusivity and peace of mind. These spacious three bedroom townhouses are both built and tenanted with a café restaurant on your door step, as well as easy access to the bright lights of Brisbane and the Gold and Sunshine Coasts.

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### **Townsville *NRAS APPROVED***



- 4 2 2

The new trendy address that offers family values, security and freedom. Located in the Northern Beaches precinct, The estate is close to shopping centres, schools, sporting facilities, endless beaches and boating ramps. Residents will also enjoy easy access to the motorway and with the new bypass, Willows Shopping Centre and the City Centre are only minutes away. The contemporary turnkey three and four bed packages are sized from 150m<sup>2</sup> to 220m<sup>2</sup> positioned on landscaped blocks sized 550m<sup>2</sup> to 800m<sup>2</sup>. The master planned community will become home to more than 1200 families, offering a unique and exciting lifestyle. Within minutes of the estate, there are endless beaches and miles of waterways to fish or explore, jet ski or even sail your catamaran. The Townsville and North Queensland region has maintained growth in its property market despite global economic instability. Growth is set to continue due to high population growth resulting in strong demand for housing. Townsville is being increasingly discovered by the nation's property experts.

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### **Units - Bowen Hills (CBD) *NRAS APPROVED***



**\$351,000 - \$590,000 approx. rent \$350 - \$700**

- 2 2 1

Brisbane's second CBD, Bowen Hills is the emerging community of excitement - the 'new hub' of Brisbane, Just 2.5 km from the CBD, and the suburb of choice for corporate giants. The \$2.9 billion 22ha RNA development will offer unique everyday, made-for-people spaces including markets, commercial buildings, and a 200-room hotel. There will be a new \$10.7 million sports facility for netball, soccer, futsal (a form of soccerplayed indoors), basketball and recreational activities, as well as new bikeways, plazas, commerce, retail and huge public spaces. With its 286 luxurious yet affordable residences.

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### Townsville ***NRAS APPROVED***



**\$426,000 - \$460,000 approx. rent \$370-\$410**

- 4 2 2

When it comes to views and natural setting, this is etstate has it all. Look no further and your gaze will take in panoramic views of natural bush land settings to suburbia. This intoxicating address offers the ultimate way of life, within easy reach of the Willows Shopping Centre and entertainment strip, CBD and Northern Beaches. Located on a gentle slope overlooking the Bohle River, the estate is caressed by soothing summer breezes and will provide the coolest outdoor entertaining spot in the area. These modern three and four bedroom, two bath, double lock up garage homes range from 154m<sup>2</sup> to 180m<sup>2</sup> situated on beautiful landscaped blocks sized 650m<sup>2</sup> to 730m<sup>2</sup>. Townsville's coolest address...

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### Caboolture ***NRAS APPROVED***





**\$349,000 - \$390,000 approx. rent \$320**

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This exciting new land estate located in the heart of Caboolture, close to the town's centre and on the banks of the Caboolture River. The estate is close proximity to Brisbane and the Sunshine Coast. These contemporary 3 beds + study, 2 baths, double and single lock up garage homes range from 134m<sup>2</sup> to 182m<sup>2</sup> and positioned on landscaped blocks sized 320m<sup>2</sup> to 402m<sup>2</sup>. With a large portion of the estate dedicated to parkland, all homes will be close to playgrounds, picnic areas and bike paths. Riverbank offers unrivalled, convenient access to the many amenities offered medical facilities, major shopping centre within walking distance.

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### Townsville ***NRAS APPROVED***



**\$375,000 - \$416,000 approx rent. \$350-\$375**

- 4 2 2

This estate is an unspoilt natural sanctuary, close to all amenities and only minutes from the sands of Bushland Beach. When it comes to natural charm, Brendale has it all, Beautiful bushland, creek and forest vistas and home to a wide array of wildlife including birds, koalas and possums. A short drive will find you at Bushland Beach, a favourite fishing and boating get-away and popular spot for family recreational activities. The tasteful turnkey three and four bed packages are sized from 150m<sup>2</sup> to 170m<sup>2</sup> positioned on landscaped blocks sized 550m<sup>2</sup> to 730m<sup>2</sup>. This secluded sanctuary is close to all your daily needs, only minutes to the Bruce Highway and the new bypass arterial road that gives direct access to Townsville Hospital, James Cook University, Lavarack Barracks, Cannon Park and Willows Shopping Centre. A place of natural serenity. A place you will be proud to call your own. The Townsville and North Queensland region has maintained growth in its property market despite global economic

instability. Growth is set to continue due to high population growth resulting in strong demand for housing. Townsville is being increasingly discovered by the nation's property experts.

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**Apartment - Robina (Gold Coast) *NRAS APPROVED***



**\$499,000**

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With a population of almost 530,000 Gold Coast City is now Australia's sixth largest city. CBD Robina has developed a distinct and unique character within Gold Coast City and has become a significant centre within the bustling conurbation that now extends from the Gold Coast Airport to northern Brisbane. Gold Coast City's premier shopping, dining and entertainment destination, Robina Town Centre has recently undergone a \$300m expansion and upgrade which included an extensive marketing campaign resulting in large numbers of residents and visitors coming to Robina as a one stop shopping location, in addition to being a major employment centre. The centre now has more than 350 specialty shops including Myer and David Jones as well as a lakeside dining, cinema and entertainment precinct. Robina has a direct rail link to Brisbane and the rail line extension from Robina to Varsity Lakes is now operating. Queensland Rail has future plans to extend the rail link to Gold Coast International Airport; the northern arterial entry to Robina from the M1 Pacific Motorway recently underwent a major upgrade. Dual lane arterial roads and regular bus services connect CBD Robina with the rest of Gold Coast City. This ultra modern apartment is located on the seventh floor of the building. The apartment offers exceptional views from the large balcony and bedrooms seeing East toward Robina Shops across the beautiful Lake Lido. This three bedroom Unit is complete with an ensuite, good size stone benched kitchen with meals and a lounge area. The apartment is air conditioned to the living and main bedroom with high ceilings and well appointed. Vehicles are accommodated with 2 side by side car parks. The apartment provides residents with a private pool and BBQ area and is walking distance to the train station and Robina Town Center.

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**Townhouse - North Lakes *NRAS APPROVED***



**\$365,000 - \$380,000 approx. rent \$340-\$350**

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This new contemporary townhome development located in North Lakes allows you to embrace all modern-day luxuries, positioned amongst beautiful green spaces with a golf course and parkland walking trails. The development is part of Stockland's master planned community there is much to offer – public transport, shopping centres, schools, recreation areas and much more. These modern designed 165 m<sup>2</sup> homes are complete with air conditioning and ceiling fans, the complex offers ample visitor car parking, and swimming pool and recreation areas. The Westfield Shopping Centre is within walking distance and Brisbane CMD is only a short 30 minute drive. This truly is a lifestyle and investment dream.

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### **3 Bedroom Townhouse - Richlands *NRAS APPROVED***



**\$333,000 - \$350,000 approx. rent \$340 - \$360**

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This new metropolitan community in Richlands is where the city ease meets the countryside charm. The development is a short 30 minutes from Brisbane's CBD and offers all the conveniences of modern life including the new Richlands train station, conveniently located bus stop, walking distance to the new Woolworths Shopping Centre plus plenty of schools, early education centres, boutique shops, cafes, restaurants and sporting facilities. The development features ultra modern three-bedroom townhouses are fully equipped with a dishwasher, ceiling fans to all bedrooms and split air conditioning system to the living area.

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**Townhouse - Underwood *NRAS APPROVED***



**\$373,000 - \$375,000 approx. rent \$395-\$405**

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This new boutique townhome development located in South East Queensland suburb of Underwood is perfectly positioned for exceptional contemporary living. Located in a central hub close to an array of entertainment and leisure facilities from the Westfield Garden City Shopping City centre to great mix of schools and public transport and still is only 30 minutes drive to the famous Gold Coast and a short 25 minutes to drive to Brisbane CBD. The stylish homes sized at a respectable 142 m2 are complete with ceiling fans in all bedrooms and split air conditioning system to the living area. The complex has ample guest parking, a pool and amenities block.

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**2 bed Units - Bundaberg *NRAS APPROVED***



**\$278,000 approx. rent\$270**

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These four pack of units are located the Bundaberg region which is located on the Queensland central coast, at the southern tip of the Great Barrier Reef. Bundaberg is essentially an industrial and agricultural town. As well as sugar, the region's main industries are horticulture, tourism, seafood, livestock, manufacturing and food and agri-processing. The city has an airport, hospital and is home to a Central Queensland University campus. Although the CBD is situated inland, the nearest beaches are the likes of Bargara, Coral Cove and Burnett Heads to name but a few and are all within 20 minutes' drive.

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**Units - Townsville *NRAS APPROVED***



**\$309,000 - \$379,000 approx. rent \$300-380**

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These ultra modern spacious units are located in the thriving city of Townsville. The units are complete with dish washer, clothes dryer, ceiling fans through out air conditioning to living area and bedrooms. This gated community offers a resort style pool and ample guest parking space.

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**Villas - North Rockhampton *NRAS APPROVED***



**\$290,000 approx. rent \$360 - \$380**

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These off the plan two bedrooms; bathroom plus wash closet villas are located smack bang in the middle of the action in North Rockhampton. Near by is the Stockland Shopping Fair (recently renovated and extended), cinemas, fast food outlets, Bunnings, public transport, popular night-spots, The Central Queensland University, and primary and secondary schools all lie within 3kms.

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**Built Units - Townsville *NRAS APPROVED***



**\$359,000 - \$399,000 approx. rent \$350-\$390**

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Accessibility is a core benefit of this built development. The site's proximity to all major business hubs, lifestyle and entertainment precincts provide unparalleled convenience. The Townsville International Airport, Townsville Entertainment Centre, Dairy Farmers Stadium, James Cook University, Lavarack Army Barracks and the CBD are just minutes by car. Located approximately 11 kilometres from the Townsville International Airport and less than 10minutes drive from the CBD; The Riverway Precinct is undergoing a transformation as a highly sought-after fringe CBD destination.

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### **Villas - Mackay *NRAS APPROVED***



**\$434,000- \$438,000 approx. rent \$640-\$680**

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Mackay's newest boutique residential development containing 14 'Eco-Designed' townhouses, located at Beaconsfield. Each Villas is built to the highest quality and presents investors with a great opportunity to be part of one of Queensland's most desirable, fastest growing regions. Located in one of North Mackay's best residential suburbs, the Villas are close to all amenities. The development is situated just minutes from Mackay's CBD, and close to major shopping centres, schools, beaches, recreation facilities and more. The villas have been designed specifically to suit the families of the abundant workforce currently attracted to the region to service the labour demands of Queensland's rapidly expanding mining and infrastructure projects.

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### **Units - Underwood *NRAS APPROVED***



**\$389,000 - \$399,000 approx. rent \$380-\$420**

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Underwood is now home to some of the Logan Shire's most impressive, and often most distinctive, properties. Underwood is close to the Pacific and Gateway motorways as well as the Kuraby train station. There are six primary and secondary schools in the area as well as two shopping centres. The ultra modern units include stainless appliances, gas cook top, split air conditioning in the main bedroom and kitchen/family room, gas hot water system, vertical blinds to all windows and sliding doors and security screens.

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### **Townhouse - Calamvale *NRAS Approved***



**\$360,900 - \$383,000 approx. rent \$370-\$390**

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This village style, master community development of three bedroom townhouses are set in landscaped surrounds in the young and go-ahead Calamvale suburb. Calamvale is only 18 km from Brisbane CBD. The suburb has everything needed for growing families with parks and parklands as well as a choice of shopping centres, restaurants, takeaways and entertainment venues. Calamvale on the Park is only 5 minutes from the Gateway Motorway directly linking to Northern suburbs and the Sunshine Coast, three minutes to The Logan Motorway linking Ipswich, Logan and the Gold Coast and Beaudesert. A bus stop is located only 50m from Calamvale on the Park with routes that connects to Brisbane City to the north and Browns Plains Shopping Centre to the south. These three bedroom townhouses on two levels include single/double car garages, two bathrooms including en-suite to master bedroom, split air-conditioning system to living area, stainless steel appliances and venetian/vertical blinds. All

townhouses have a paved patio with fenced landscaped and turfed courtyards, great for comfortable living and entertainment!

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### 2 bed Units - Bundaberg *NRAS APPROVED*



**\$283,000 approx. rent \$270**

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These four pack of units are located the Bundaberg region which is located on the Queensland central coast, at the southern tip of the Great Barrier Reef. Bundaberg is essentially an industrial and agricultural town. As well as sugar, the region's main industries are horticulture, tourism, seafood, livestock, manufacturing and food and agri-processing. The city has an airport, hospital and is home to a Central Queensland University campus. Although the CBD is situated inland, the nearest beaches are the likes of Bargara, Coral Cove and Burnett Heads to name but a few and are all within 20 minutes' drive.

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### 3 Bedroom House - Redbank Plains *NRAS APPROVED*



**\$357,000 - \$371,000 approx. rent \$320 - \$350**

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These modern house and land packages are located in Redbank Plains 12km out of Ipswich CBD. Ipswich is quickly becoming one of the most important areas of Southeast Queensland and is an essential part of region's future growth. Ipswich CBD is undergoing a master planning exercise a the renown town planning firm. The final size of the planned CBD area is planned to be twice the size of Brisbane or Sydney and will include world class technology infrastructure and health facilities. These amenities will be essential to support the population explosion that is anticipated to last two decades in the region. Springfield already boasts a university and TAFE



campus and the Orion shopping centre, which is planned to be one of the largest retail precincts in Australia once all of its stages are complete.

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### 2 bed + Study Townhouse - Waterford **NON NRAS**



**\$308,000 - \$316,000 approx. rent \$320 - \$340**

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This six Townhouse/Villas development of stylish affordable two bedroom plus study development is situated in the Southside Brisbane growth corridor they have the advantage of easy access to the Gold Coast as well as fast commuting to Brisbane City by car or train. The suburb and near by suburbs have everything needed for growing families as well as a choice of shopping centres, restaurants, takeaways and entertainment venues. Community infrastructure is excellent with many Pre-schools, kindergartens, Primary Schools and High Schools State and Private accessible in nearby suburbs. Logan TAFE and Griffith University are just a 20minute drive away. Health needs are well catered for with Medical Centres located in Waterford and surrounding suburbs and Logan Hospital is only 10 minutes from the development. These ultra modern dwellings are equipped with ceiling fans to all bedrooms and air condition to living area.

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### 3 & 4 Bedroom House - Hervey Bay **NRAS APPROVED**



**\$358,000 - \$365,000 approx. rent \$350 - \$380**

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Hervey Bay is a dynamic coastal centre approximately 300 kilometers from north of Brisbane. Hervey Bay is renowned for its natural features and environment including calm waters, beaches, the annual whale migration, Fraser Island and Southern Great Barrier Reef. Hervey Bay has a relaxed lifestyle and more recently has established a strong reputation for economic growth and development activities. These beautifully designed homes will be situated on respectable block sizes ranging from 600 sqm to 784 sqm. The ultra modern homes sized 176 sqm to 185 sqm are complete with dishwasher, ceiling fans and 3.5kw reverse cycle split system. Hervey Bay's enchanting mix of natural attractions, pleasant climate, relaxed pace, modern facilities, exciting tourism ventures make it an easy place to call home.

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### 3 Bedroom Townhouse - Manly West *NRAS Approved*



**\$390,000 - \$399,000 approx. rent \$440 - \$470**

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This new up market community in Manly West is where city ease meets bayside tranquility. This private development consists of three bedroom town homes set around green spaces and the Moreton Bayside. The luxurious development is only a short 25minute drive to Brisbane's CBD and offers all the conveniences of modern life. The Manly train station is within walking distance, public and private schooling is close by along with a wide variety of shopping centres. The ultra modern three beds, 2baths, remote controlled single and double lock up garages homes arte complete with ceiling fans in all bedrooms, dishwasher and ducted air condition system.